
S-3662
HAGGERTY POINTE SUBDIVISION
Major-Preliminary Plat

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is proposing a 2 block commercial subdivision on 49.744 acres, located on the south side of Haggerty Lane (CR 200 S), at the SR 38 intersection, in Lafayette, Wea 1(NW) and 2(NE) 22-4.

This site has seen a variety of proposed uses in the last few years. In 1998, a very similar commercial subdivision application was granted primary approval, but was replaced with a multi-family rezone (R3) and subdivision proposal (apartment complex) in 2001.

AREA ZONING PATTERNS:

With the recent change in zoning back to GB, the subject tract is again ready for commercial development. Land adjoining to the south is also GB. To the north, across Haggerty Lane, there are large areas of R3 and I3 with a few small properties zoned R1. To the east and west are more I3, R1, R3 and GB tracts.

AREA LAND USE PATTERNS:

These nearly 50 acres are mostly flat, open and farmed. Overhead transmission lines run north/south across the west end of the site. A small wetlands area has also been identified in the west end. Most of the land to the north, east and south is open and farmed. There are a few businesses nearby along SR 38. This acreage borders the Tractor Supply Co. on three sides. Apartment complexes are located to the northwest and a mobile home park is located to the southwest.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies SR 38 as an urban primary arterial and Haggerty Lane as an urban secondary arterial. Adequate existing half-width right-of-way is already in place for both perimeter roads. There is an existing driveway entrance to this property from SR 38. The preliminary plat shows a proposed entrance opposite the Windemere Drive intersection with Haggerty Lane. Except for approved entrances, the standard "No Vehicular Access" restriction will need to be platted along these perimeter street right-of-way lines.

In February 1996, APC designated the proposed non-residential collector road - Park East Boulevard Extended. It starts at SR 26 (Park East Marketplace/Wal-Mart), runs due south, intersects with McCarty Lane, picks up a proposed east-west collector from

Creasy Lane, runs through the east half of this site and terminates at SR 38. So far, Park East Boulevard has only been constructed from SR 26 to the south end of the Wal-Mart property. The preliminary plat shows this collector as the one new public street that will serve lots in this subdivision.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water will come from existing mains along Haggerty Lane. A proposed detention pond is shown along the south boundary, west of Park East Boulevard. This pond will likely outlet to an existing culvert at SR 38. A wetlands area has been indicated on the preliminary plat. Any work done in this area will require the approval of either IDEM or the Army Corps of Engineers, whichever is appropriate.

CONFORMANCE WITH UZO REQUIREMENTS:

Some of the required setbacks are missing on this preliminary plat. However, this plat being a non-residential subdivision proposal only represents blocks of land that will likely be further divided into smaller lots at the final plat stage(s).

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the sanitary sewer, water, drainage and street plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. Any work done in the wetlands area shall receive approval from either the Indiana Department of Environmental Management (IDEM) or the Army Corps of Engineers, whichever is appropriate.
4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

5. Except for the approved entrances, "No Vehicular Access" statements shall be platted along the SR 38 and Haggerty Lane right-of-way lines.
6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The Lafayette corporation line shall be labeled.
10. The street addresses and County Auditor's Key Number shall be shown.
11. The label Block "A", representing the detention area, shall be changed to Outlot A.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of Outlot A shall be specified.